

Greenwood 2010 Sales Study for the 2011 Assessment for Taxes Payable 2012

GREENWOOD SALES FROM OCTOBER 1, 2009 THRU SEPTEMBER 30, 2010

PROP TYPE	HOUSE #	STREET	ACTUAL AGE	GROSS BLDG AREA	SALE DATE	SALE PRICE	SALE CODE	2010 LAND	2010 BLDG	2010 TOTAL	2010 RATIO	2011 LAND	2011 BLDG	2011 TOTAL	2011 RATIO
RL	5140	ST ALBANS BAY RD	1915	2506	05/2010	\$1,254,250	W	\$1,311,000	\$165,000	\$1,476,000	117.68%	\$1,190,000	\$73,000	\$1,263,000	100.70%
X	21955	MINNETONKA BLVD	2001	1686	04/2010	\$475,000	W	\$288,000	\$249,000	\$537,000	113.05%	\$214,000	\$241,000	\$455,000	95.79%
R	4840	LODGE LA	1993	2062	06/2010	\$640,000	W	\$300,000	\$393,000	\$693,000	108.28%	\$280,000	\$400,000	\$680,000	106.25%
RL	5105	WEEKS RD	1930	1239	08/2010	\$785,000	W	\$644,000	\$99,000	\$743,000	94.65%	\$621,000	\$94,000	\$715,000	91.08%
R	5050	GREENWOOD CIR	1920	1561	10/2009	\$337,000	W	\$113,000	\$171,000	\$284,000	84.27%	\$113,000	\$170,000	\$283,000	83.98%

MEDIAN* 108.28%
Minus 95% 13.28%

PROPERTIES REMOVED FROM STUDY (FORCLOSURES, ETC.)

RL	5110	MANOR RD	2005	5759	01/2010	\$1,690,000	R	\$1,530,000	\$942,000	\$2,472,000	146.27%	\$1,374,000	\$931,000	\$2,305,000	136.39%
R	5130	GREENWOOD CIR	2006	3732	11/2009	\$823,500	R	\$360,000	\$564,000	\$924,000	112.20%	\$270,000	\$559,000	\$829,000	100.67%
LL	5100	MEADVILLE ST	0	0	06/2010	\$1,300,000	L	\$1,380,000	\$0	\$1,380,000	106.15%	\$1,290,000	\$0	\$1,290,000	99.23%
R	21880	FAIRVIEW ST	1984	830	05/2010	\$200,000	R	\$200,000	\$10,000	\$210,000	105.00%	\$200,000	\$10,000	\$210,000	105.00%
R	5140	GREENWOOD CIR	2004	2824	03/2010	\$651,000	R	\$270,000	\$405,000	\$675,000	103.69%	\$270,000	\$393,000	\$663,000	101.84%
RL	5060	MEADVILLE ST	1975	1542	11/2010	\$1,300,000	R	\$1,140,000	\$198,000	\$1,338,000	102.92%	\$1,070,000	\$196,000	\$1,266,000	97.38%
R	21240	MINNETONKA BLVD	2005	3244	01/2010	\$749,900	R	\$176,000	\$525,000	\$701,000	93.48%	\$176,000	\$520,000	\$696,000	92.81%
LL	4690	LINWOOD CIR	0	0	03/2010	\$1,950,000	R	\$1,050,000	\$10,000	\$1,060,000	54.36%	\$975,000	\$0	\$975,000	50.00%

MEDIAN* 104.34%
Minus 95% 9.34%

ALL LAKESHORE PROPERTIES IN STUDY PERIOD (INCLUDING THOSE REMOVED FROM STUDY)

RL	5110	MANOR RD	2005	5759	01/2010	\$1,690,000	R	\$1,530,000	\$942,000	\$2,472,000	146.27%	\$1,374,000	\$931,000	\$2,305,000	136.39%
RL	5140	ST ALBANS BAY RD	1915	2506	05/2010	\$1,254,250	W	\$1,311,000	\$165,000	\$1,476,000	117.68%	\$1,190,000	\$73,000	\$1,263,000	100.70%
RL	5060	MEADVILLE ST	1975	1542	11/2010	\$1,300,000	R	\$1,140,000	\$198,000	\$1,338,000	102.92%	\$1,070,000	\$196,000	\$1,266,000	97.38%
RL	5105	WEEKS RD	1930	1239	08/2010	\$785,000	W	\$644,000	\$99,000	\$743,000	94.65%	\$621,000	\$94,000	\$715,000	91.08%

MEDIAN* 110.30%
Minus 95% 15.30%

PROPERTIES SOLD AFTER STUDY PERIOD (WILL BE INCLUDED IN NEXT YEAR'S STUDY)

RL	5370	MANOR RD	1955	1376	12/2010	\$300,000	W	\$248,000	\$60,000	\$308,000	102.67%	\$234,000	\$56,000	\$290,000	96.67%
X	21957	MINNETONKA BLVD	2003	1976	10/2010	\$599,000	W	\$320,000	\$270,000	\$590,000	98.50%	\$305,000	\$268,000	\$573,000	95.66%
R	4880	LODGE LA	1992	3057	11/2010	\$855,000	W	\$300,000	\$521,000	\$821,000	96.02%	\$280,000	\$516,000	\$796,000	93.10%
X	21957	MINNETONKA BLVD	2003	2047	11/2010	\$659,900	W	\$320,000	\$275,000	\$595,000	90.17%	\$305,000	\$272,000	\$577,000	87.44%

MEDIAN* 97.26%
Minus 95% 2.26%

PROPERTY TYPE: R = RESIDENTIAL, RL = RESIDENTIAL LAKESHORE, X = CONDO, LR = RESIDENTIAL LAND, LL = RESIDENTIAL LAKESHORE LAND, RM = RESIDENTIAL MISC.
SALE CODE: W = IN STUDY, R = REMOVED FROM STUDY, O = OTHER, IN STUDY, L = LAND SALE (NOT IN STUDY BUT LOOKED AT), M = MULTIPLE PIDs INVOLVED

* To ensure equalization the assessor's goal is to keep each city's MEDIAN (middle) sales ratio percentage at 95%.
There must be at least 6 sales to have a meaningful sales study.

Note: There is a lag with the market because the timing of the sales study is 15-plus months before the EMVs go into effect for the year taxes are payable.
This lag occurs in up and down markets.